



RV RURAL VIEW

1 Cannon Green
Westbury - Wiltshire

1 Cannon Green
Market Place
Westbury
Wiltshire BA13 3DW

An absolutely charming & superbly renovated Grade II Listed Georgian cottage with bags of character, period features & a pretty Southerly facing courtyard garden

- Sitting Room & Dining Room
- Custom Made Kitchen
- Two Double Bedrooms & Luxury Bathroom
- Study/Office & Utility/Cloakroom
- Courtyard Garden & Outbuilding
- For Sale by Online Auction
- Buyer's Fee Applies – Legal Pack on Request

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
01747 442500

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Situation Cannon Green is a short terrace of Georgian houses off Westbury's Market Place fronting a small enclosed green that now forms a private garden and which used to have an iron cannon from the Crimean War until it was scrapped in World War II. To the rear is the medieval parish church of All Saints. Westbury offers a good range of local shops, supermarkets, eateries, pubs, schools and has one of the oldest public swimming pools in the country.

Westbury is an important railway hub being on both the London (Paddington) to Penzance line and the Cardiff to Southampton one. Located on the A350, Westbury has good road access to the other main towns in the region including Bath, Chippenham, Devizes, Frome, Trowbridge and Warminster. Situated to the West of Salisbury Plain and close to the Somerset border, there are a variety of rural leisure pursuits available nearby such as walking, cycling, riding and golf.

Property 1 Cannon Green is a most attractive three-storey end of terrace Grade II Listed cottage thought to date from the 18th Century. Built with painted brick external elevations to the front under a tiled roof, in the early 1900's it was used as a horse cab and railway booking office. In recent years the property has been sympathetically refurbished by the present owner with great care taken to source antique, reproduction and modern fittings such as plaster friezes thereby creating a beautifully presented home with a wealth of character features, wooden flooring and a charming ambiance.

The versatile accommodation on ground floor includes a pretty sitting room with an open cast iron fireplace, a dining room with an inglenook fireplace and woodburner, a stylish kitchen with handmade wooden units and a utility/cloakroom. On the first floor is an elegant double bedroom, study and a luxuriously fitted bathroom with a jacuzzi bath. On the top floor is a spacious attic bedroom with a beamed vaulted ceiling.



Outside The Southerly facing walled courtyard garden has brick paved and gravelled areas, a shrub and rose border, cherry tree, pedestrian gate to the church green, a covered storage area and an *Outbuilding* with a tiled floor, stable door, electricity and potential for use as an office or hobbies room.

Directions From Tisbury proceed via Hindon to the A350 turning right towards Warminster. At the junction with the A36 turn left and follow signs for the A350 to Chippenham. On arriving at Westbury follow the Through Traffic signs and on the bend just before the Ludlow Arms inn turn right into the Market Place. The property will be straight ahead by the footpath to the church.

Services Mains water, electricity, drainage & gas.

Local Authority Wiltshire County Council (West) 0300 456 0100
Council Tax Band C

EPC Energy Efficiency Rating

Current: 65 (D) - Please refer to the agents for the complete EPC

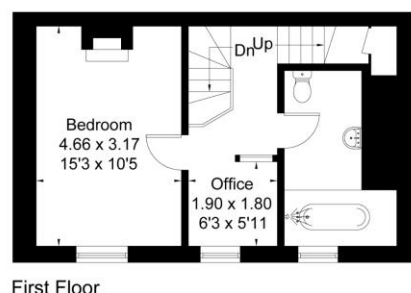
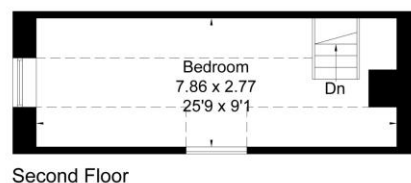
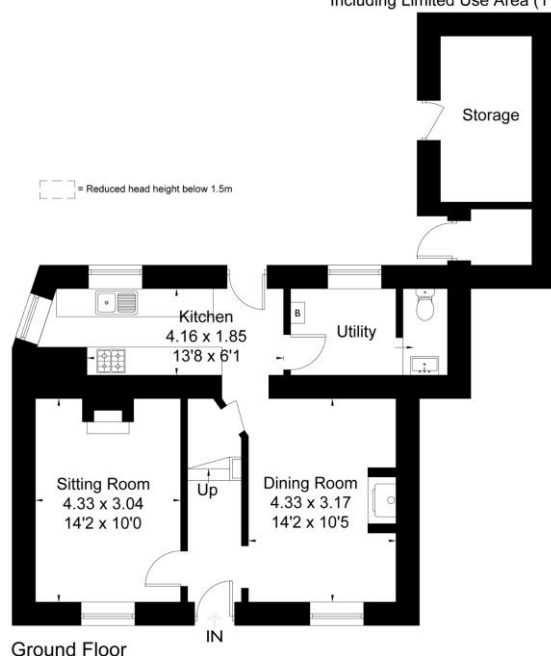
Tenure Freehold



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Approximate Area = 110 sq m / 1184 sq ft
 Store = 9.2 sq m / 99 sq ft
 Total = 119.2 sq m / 1283 sq ft
 Including Limited Use Area (11.1 sq m / 119 sq ft)



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 311827

Online Auction This property is offered for sale by the 'modern method of auction' through an Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange contracts or the vendor is free to remarket the property and the reservation fee will not be returned.

The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT.

The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives.

Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property you will be required to complete further identity checks for anti- money laundering purposes, provide card and solicitors details before you are able to place a bid.

We strongly recommend that you review the legal documents prior to bidding and seek legal advice.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability.

PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above a single figure guide price or if a guide price bracket is quoted the reserve will fall somewhere within those figures.

Viewings Strictly by appointment only with the agents